



## Flat 10 North Block, Riverside Temple Street, Bristol, BS31 1FW

### Offers Over £264,500

Nestled in the heart of Keynsham on Temple Street, this delightful two-bedroom flat presents an excellent opportunity for those seeking a modern and convenient lifestyle.

Upon entering, you are welcomed into a bright reception room that flows seamlessly into the open-plan kitchen, creating an inviting atmosphere perfect for both relaxation and entertaining. The living area is enhanced by French doors leading to a charming Juliette balcony, allowing natural light to flood the space and offering lovely views of the surrounding area. The two double bedrooms provide ample accommodation, making this home ideal for couples, small families, or even as a rental investment. The property also includes a well-appointed bathroom and benefits from modern conveniences such as double glazing and electric heating ensuring comfort throughout the year.

One of the standout features of this property is the off-street parking for one vehicle, a rare find in such a central location. Additionally, the development is equipped with a lift, providing easy access to all floors.

Entrance via front door into

### Entrance

Entrance to the development is by way of a communal hallway, stairs and landing, accessed via a secure intercom system.

### Hallway

Wood effect flooring, storage cupboard housing hot water cylinder and the air filtration system. doors to

### Kitchen/Living Area

20'2" x 13'3" (6.15 x 4.06)



'French' doors to front aspect with a floor to ceiling window onto 'Juliette' balcony. a range of wall and floor units with Quartz worksurface over, sink drainer unit with mixer taps over, integrated oven and electric induction hob with extractor over, integrated dishwasher and washing machine, under unit lighting, electric radiator, wood effect flooring, spot lights.

### Bedroom One

13'5" x 10'2" (4.11 x 3.11)



Double glazed windows to front aspect, electric radiator.

### Bedroom Two

13'5" x 8'11" (4.11 x 2.74)



Double glazed window to front aspect, electric radiator, fitted wardrobes.

### Bathroom

8'5" x 6'1" (2.59 x 1.87)



Suite comprising p-shaped bath with rainfall shower attachment over, wash hand basin with mixer taps over and storage beneath, close coupled w/c, heated towel rail, spot lights, extractor fan, tiled walls, tiled flooring.

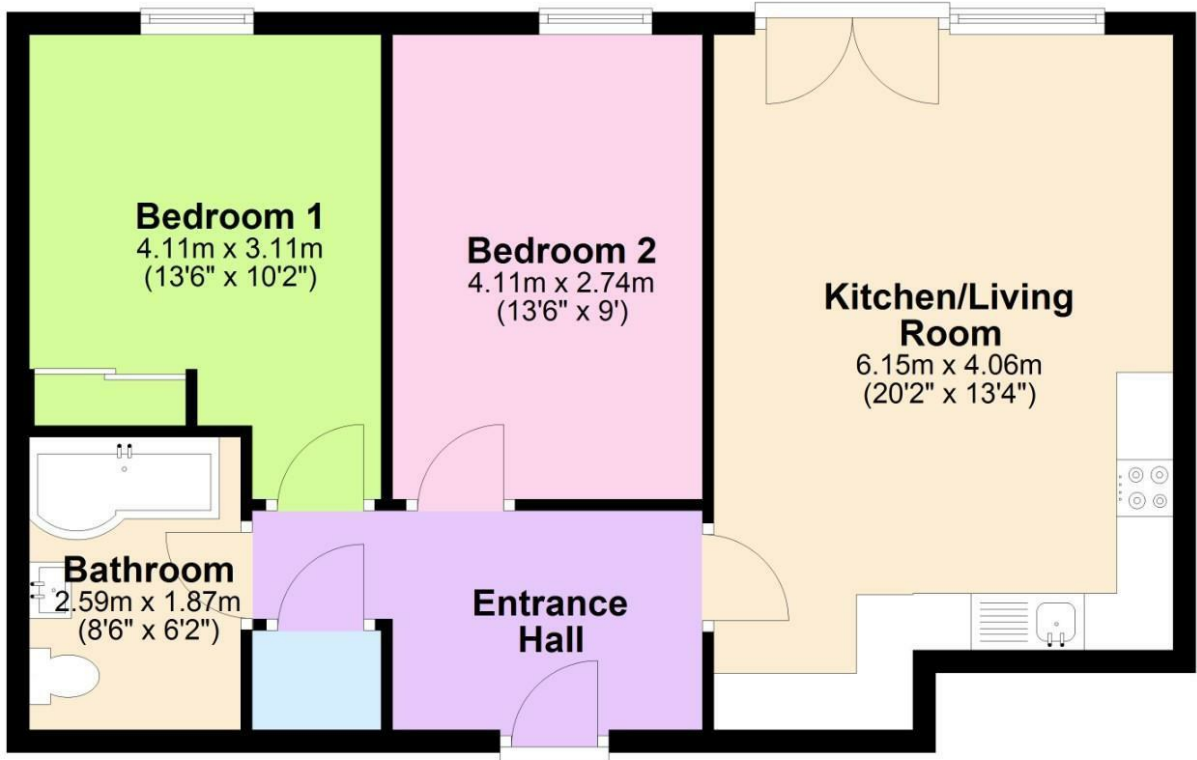
### Outside

One off street parking space is allocated with this property.

Floor Plan

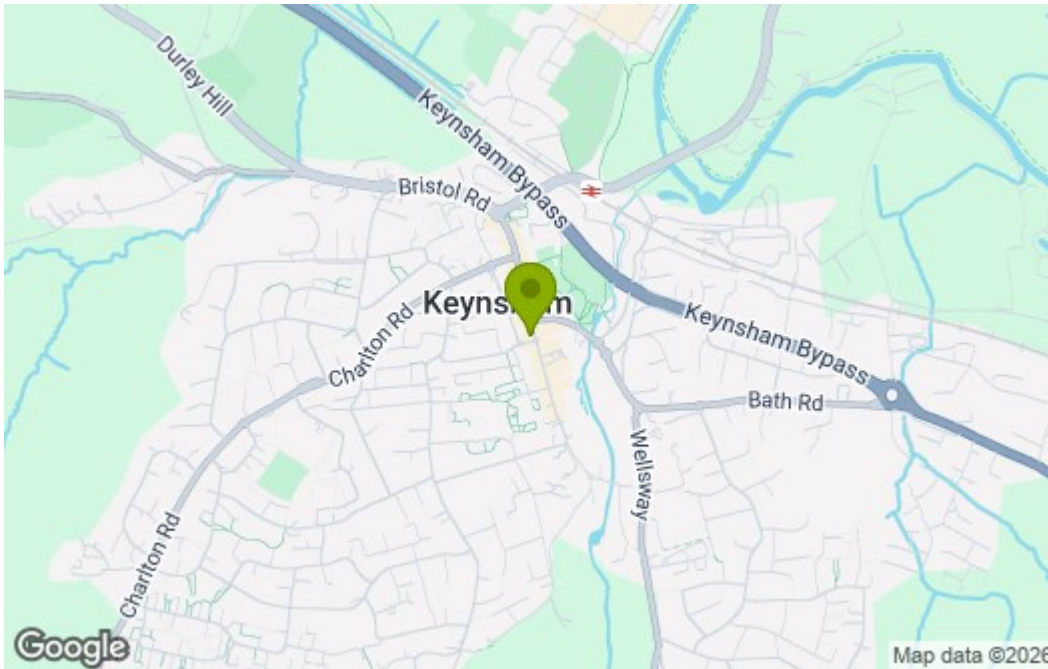
**Ground Floor**

Approx. 60.6 sq. metres (651.8 sq. feet)

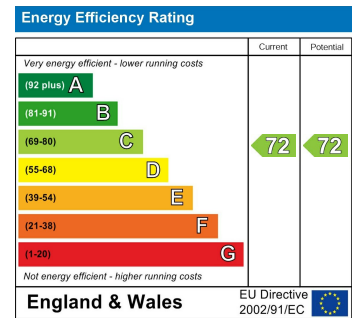


Total area: approx. 60.6 sq. metres (651.8 sq. feet)  
**10 North Block , Riverside View, Keynsham**

Area Map



Energy Efficiency Graph



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